

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain variation to the Master Plan - Change of land use from Heavy Industrial use and Park use to Residential use in Sy.Nos.40/2 and 40/3B of Rajahmundry Municipal Corporation to an extent of Ac.7.49 cents for taking up of VAMBAY Housing Scheme; and (a) the 80 feet wide Master Plan Road (B1-B) which is passing through the said Sy.Nos. is deleted; and (b) to delete the 80 feet wide Master Plan road (G1-G) and re-align the same along the existing 40 feet wide road (G2-G) duly widening the said road to 80 feet wide as per Master Plan - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 315

Dated the 23rd day of July, 2010.

Read the following:-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13277/2007/R, dated 11.4.2008.
3. Government Memo. No.138/H1/2008-1, Municipal Administration and Urban Development Department, dated 3.5.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13277/2007/R, dated 25.8.2008.
5. Government Memo. No.138/H1/2008-2, Municipal Administration and Urban Development Department, dated 1.10.2008.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13277/2007/R, dated 24.5.2010.
7. Government Memo. No.138/H1/2008-3, Municipal Administration and Urban Development Department, dated 17.06.2010.
8. From the Commissioner of Printing, A.P., Extraordinary Gazette No.293, Part-I, dated 21.6.2010.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 was issued in Government Memo. No.138/H1/2008-3, Municipal Administration and Urban Development Department, dated 17.06.2010 and published in the Extraordinary issue of A.P. Gazette No.293, Part-I, dated 21.6.2010. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry,

The Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.293, Part-I, dated 21.6.2010 as required by clause (b) of the said section.

VARIATION

The site falling in Sy.Nos.40/2 and 40/3B of Rajahmundry Municipal Corporation to an extent of Ac.7.49 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Heavy Industrial use and Park use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 is designated for Residential use for taking up VAMBAY Housing Scheme by change of land use as marked as "A to M" ; and (a) the 80 feet wide Master Plan Road (B1-B) which is passing through the said Sy.Nos. is deleted; and also (b) deleting the 80 feet wide Master Plan road (G1-G) and to re-align the same along the existing 40 feet wide road (G2-G) duly widening the said road to 80 feet wide as per Master Plan as shown in the revised part proposed land use map GTP No.9/2009/R, which is available in the Municipal Corporation, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain permission / necessary approval from the Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall maintain 50 feet wide green belt along the boundary of A.P.Paper Mills site.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing Puntha road and A.P., Paper Mills site.
East : Quarry pit low level area.
South : Existing 40 feet wide road widened to 80 feet wide as per Master Plan.
West : A.P., Paper Mills site.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER